

## DEPARTMENT OF COMMUNITY DEVELOPMENT

Long Range Planning

### MEMORANDIUM

**TO:** Clark County Board of Commissioners

**FROM:** Pat Lee, Manager, Long Range Planning

**DATE:** November 17, 2004

**SUBJECT:** Mixed Use Advisory Committee Update

### BACKGROUND

The Board conducted numerous hearings throughout the Clark County Comprehensive Growth Management Plan update which included testimony on the inadequacies of the mixed use ordinance. In consideration of the testimony, the Board appointed an eight-member advisory committee made up of representatives from the development, neighborhood, financial, and public interests to complete a short-term review of the mixed use ordinance. The purpose of the modifications was to make the ordinance more flexible, accomplish the county's goals and objectives, while acceptable to both the neighborhoods and the developers. Since the end of September, the committee has met five times and has held a public round table forum.

It quickly became apparent to the committee that a meaningful revision to the mixed use ordinance would exceed the timeframe provided by the Board. The general consensus of the committee supports a two-step process. In Step 1 - the committee would quickly create an interim mixed use ordinance that would be responsive to market needs and be available at the time urban holding is removed. In Step 2 - the committee would develop mixed use development standards that are tailored to Clark County and supported by modifications to the mixed use code

The committee has signed off on Step 1 - the short-term changes to the mixed use ordinance and is presenting their recommendations to the Planning Commission on November 18th.

### STEP 1

**Mixed Use CCC40.230.020 (Exhibit A):** The advisory committee has proposed significant changes to the current MX zone. Since little or no development has occurred under the existing zone, it was administratively easier to simply replace it with the new one.

- Establishes that two uses are required, and a minimum of 20% of the "net acres" must be developed with one of two or more uses. (Defines "net acre" to exclude steep slopes and environmentally sensitive land.)

- Provides incentives for smaller lots to participate in a larger mixed use project by requiring the same development procedure and standards for all development proposals, regardless of size.
- Does not allow detached housing. Without clear design standards, detached housing was viewed as generally incompatible with what mixed use is trying to achieve.
- Establishes a maximum size of food, general retail and building material stores that are smaller than in commercial zones.
- Eliminates size limitations for offices and adds medical and dental offices to encourage offices in mixed use areas.
- Provides for a Type III site plan review process instead of a Type III Master planning requirement. The effect of this change is expected to be minimal. Additional site plan review would not be required unless subsequent proposed development is not in conformance with the original site plan.
- Limits drive-through businesses to developments larger than 10 acres in an effort to minimize the strip commercial nature of smaller mixed use developments.
- Maintains a maximum parking space standard of 125%. This may reduce the size of parking lots in some cases although parking may still occupy a substantial portion of the site.
- Building orientation is encouraged to be oriented to pedestrian access from the main street and internally linked.
- Transportation Impact Fee credits are available as an incentive.
- The adoption ordinance contains a sunset clause.
- In addition, minor tweaks to CCC40.500.010 Summary of Development Approvals by Review Type adds Type III site plan review (Exhibit B) and CCC40.510.050 Application Submittal Requirements adds mixed use district (Exhibit C).

## **STEP 2**

---

The committee recognized that mixed use in Clark County does not follow a traditional urbanized setting. As such, the mixed use committee is recommending a Step 2 process that would incorporate the following elements.

- Purpose
- Site Analysis
- More than one type of mixed use.
  - Mixed Use Residential
  - Mixed Use Commercial
  - Mixed Use Employment
  - Mixed Use Redevelopment
- Vision Creation culminating in design standards
- Redraft the mixed use ordinance

The committee has prepared a work plan and budget for Step 2 (Exhibit D and Exhibit E).

## **RECOMMENDATION**

The mixed use advisory committee recommends that the Board support the Step 2 process by approving the work plan, timeline, and budget.